

California Debt Limit Allocation Committee  
September 3, 2004 Final Staff Recommendations to be Considered on September 22, 2004  
Qualified Residential Rental Project Applications

RURAL PROJECT POOL: \$104,458,814 available in Round 2																						
APPL #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
04-149	CalHFA	White Rock Village Apts. - 2004 Round 2	El Dorado	Family	0	35	10	10	5	5	10	0	5	10	10	0	0	100	\$91,386	\$1,795,000	\$1,795,000	\$0
04-107	CSCDA	Noble Creek Apts.	Riverside	Family	20	26	10	0	5	0	10	0	7.5	10	0	2	0	90.5	\$41,121	\$4,400,000	\$0	\$4,400,000
04-112	CSCDA	North Park Apts. II	Tulare	Family	0	33	10	0	5	5	0	0	5	10	10	7	0	85	\$82,278	\$6,500,000	\$0	\$6,500,000
04-104	CSCDA	Orland Apts.	Glenn	Family	10	35	10	0	5	0	10	0	0	10	0	2	0	82	\$37,037	\$3,000,000	\$155,000	\$2,845,000
04-102	CSCDA	Clearlake Apts. - 2004 Round 2	Lake	Family	10	26	10	0	5	0	10	0	10	10	0	0	0	81	\$32,394	\$2,300,000	\$2,300,000	\$0
04-105	CSCDA	Valley Terrace Apts. - 2004 Round 2	Tehama	Family	10	25	10	0	5	0	10	0	10	10	0	1	0	81	\$47,872	\$2,250,000	\$2,250,000	\$0
04-111	CSCDA	Greenwood Village Apts.	Tuolumne	Family	10	29	10	0	5	0	10	0	10	0	0	0	0	74	\$52,917	\$2,487,121	\$2,487,121	\$0
04-159	Affordable Housing Agency	Sunset Apts. (Kerman)	Fresno	Family	10	26	10	0	5	0	10	0	10	0	0	1	0	72	\$28,378	\$993,246	\$993,246	\$0
04-158	Affordable Housing Agency	Lado Del Rio Apts.	San Benito	Family	10	26	10	0	5	5	10	0	5	0	0	1	0	72	\$64,899	\$2,660,856	\$2,660,856	\$0
04-099	CSCDA	Plaza Senior Apts.	Imperial	Family	0	35	10	0	5	0	0	0	10	10	0	1	0	71	\$32,353	\$5,500,000	\$5,500,000	\$0
Total - QRRP Rural Project Pool:																				\$31,886,223	\$18,141,223	\$13,745,000
MIXED INCOME POOL: \$373,225,000 available in Round 2																						
APPL #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
04-094	CRA of the City of Los Angeles	Wilshire Vermont Station Apts.	Los Angeles	Family	0	6	10	10	5	0	5	15	10	10	10	2	0	83	\$946,389	\$10,000,000	\$10,000,000	\$0
04-097	HA of the City of San Diego	Hillside Gardens Apts.	San Diego	Family	20	6	10	0	5	0	10	15	5	0	0	0	0	71	\$369,863	\$27,000,000	\$27,000,000	\$0
04-122	ABAG	Paragon at the Crossing Apts.	San Mateo	Family	0	6	10	10	5	0	0	15	7.5	5	10	1	0	69.5	\$1,222,973	\$45,250,000	\$45,250,000	\$0
Total - QRRP Mixed Income Project Pool:																				\$82,250,000	\$82,250,000	\$0
GENERAL POOL: \$578,814,743 available in Round 2																						
APPL #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
04-091	City of Long Beach	Jamboree West Gateway Apts.	Los Angeles	Family	0	35	10	10	5	5	10	15	10	10	10	7	0	127	\$174,603	\$11,000,000	\$11,000,000	\$0
04-140	CalHFA	Encore Hall Senior Apts.	Los Angeles	Senior	0	35	10	10	5	0	10	15	10	10	10	7	0	122	\$103,578	\$10,565,000	\$10,565,000	\$0
04-148	CalHFA	Mission Gateway Apts.-2004 Round 2	Alameda	Family	0	35	10	0	5	5	10	15	10	10	10	5	0	115	\$179,292	\$3,000,000	\$3,000,000	\$0
04-150	CalHFA	Casitas Del Valle Apts.	Riverside	Family	0	35	10	10	5	5	10	5	7.5	10	10	7	0	114.5	\$123,077	\$4,800,000	\$4,800,000	\$0
04-144	CalHFA	Timothy Commons Apts. - 2004 Round 2	Sonoma	Family	0	35	10	0	5	5	10	15	7.5	10	10	7	0	114.5	\$134,516	\$545,000	\$545,000	\$0
04-098	HA of the City of Napa	Magnolia Park Townhomes and Apts.	Napa	Family	0	35	10	10	5	5	10	0	10	10	10	7	0	112	\$160,714	\$400,000	\$400,000	\$0
04-141	CalHFA	Las Flores Apts.	Los Angeles	Family	0	35	10	10	5	5	10	5	10	5	10	7	0	112	\$187,917	\$4,510,000	\$4,510,000	\$0
04-123	City and County of San Francisco	Broadway Family Apts.	San Francisco	Family	0	35	10	10	5	5	10	0	10	10	10	7	0	112	\$240,000	\$19,200,000	\$19,200,000	\$0
04-153	CalHFA	Dublin Transit Center Apts.	Alameda	Family	0	35	10	10	5	5	10	0	7.5	10	10	7	0	109.5	\$174,009	\$19,315,000	\$19,315,000	\$0
04-119	CSCDA	Horizons at Indio Apts.	Riverside	Senior	0	35	10	7.9	5	0	0	15	7.5	10	10	7	0	107.4	\$82,278	\$6,500,000	\$6,500,000	\$0
04-114	CSCDA	Laurel Gardens Apts. - 2004 Round 2	Solano	Family/SN	0	35	10	10	5	0	10	15	5	5	10	2	0	107	\$146,552	\$350,000	\$350,000	\$0
04-088	HA of the County of Los Angeles	San Fernando Senior Housing Apts.	Los Angeles	Senior	0	35	10	8.7	5	0	10	10	10	0	10	6	0	104.7	\$67,368	\$6,400,000	\$6,400,000	\$0
04-090	City of Los Angeles	Saticoy Gardens Apts.	Los Angeles	Family	0	35	10	10	5	5	10	0	7.5	10	10	2	0	104.5	\$132,759	\$800,000	\$800,000	\$0
04-124	City of Santa Rosa	Olive Gove Apts.	Sonoma	Family	0	35	10	0	5	5	10	0	10	10	10	7	0	102	\$145,635	\$18,350,000	\$18,350,000	\$0
04-145	CalHFA	Sobrato Transitional Apts.	Santa Clara	Family/SN	0	35	10	10	5	5	10	0	5	5	10	7	0	102	\$180,847	\$10,670,000	\$10,670,000	\$0
04-100	CSCDA	Poplar Village Apts.	kern	Family	0	35	10	5.8	5	5	0	5	7.5	10	10	7	0	100.3	\$115,079	\$7,250,000	\$7,250,000	\$0
04-143	CalHFA	Fairgrounds Family Apts. (ROEM)	Santa Clara	Family	0	35	10	5.8	5	0	10	0	7.5	10	10	7	0	100.3	\$137,071	\$23,165,000	\$23,165,000	\$0
04-096	City of San Jose	Delmas Park Apts.	Santa Clara	Family	0	35	10	8	5	0	10	15	5	0	10	2	0	100	\$158,844	\$19,379,000	\$19,379,000	\$0
04-120	CSCDA	The Crossings at Madera	Madera	Family	0	35	10	0	5	5	0	15	2.5	10	10	7	0	99.5	\$91,270	\$5,750,000	\$5,750,000	\$0
04-131	HA of the City of Upland	Coy D. Estes Apts. II	San Bernardino	Senior	0	35	10	10	5	0	7	5	5	5	10	7	0	99	\$88,732	\$6,300,000	\$6,300,000	\$0
04-147	CalHFA	Fairgrounds Family Housing Project	Santa Clara	Family	0	35	10	4.3	5	0	10	0	7.5	10	10	7	0	98.8	\$133,643	\$17,240,000	\$17,240,000	\$0
04-092	HA of the City of San Diego	Beyer Courtyard Apts.	San Diego	Family	0	32	10	0	5	5	10	0	7.5	10	10	7	0	96.5	\$125,424	\$7,400,000	\$7,400,000	\$0
04-151	CalHFA	Sierra Madre Senior Housing - 2004 Round 2	Los Angeles	Senior	0	35	10	10	5	0	10	0	10	5	10	0	0	95	\$78,333	\$765,000	\$765,000	\$0
04-133	HA of the City of Sacramento	Willow Tree Apts.	Sacramento	Family	0	35	10	10	5	5	10	0	7.5	10	0	1	0	93.5	\$50,926	\$5,500,000	\$5,500,000	\$0
04-089	City of Los Angeles	Afton Place Senior Apts.	Los Angeles	Senior	10	35	10	0	5	0	10	15	7.5	0	0	0	0	92.5	\$71,429	\$5,000,000	\$5,000,000	\$0
04-138	CalHFA	Douglas Park Apts.	Los Angeles	Family	20	30	10	0	5	0	0	15	10	0	0	2	0	92	\$48,591	\$3,450,000	\$3,450,000	\$0
04-118	CSCDA	University Commons Apts.	San Diego	Family	0	35	10	0	5	5	7.1	0	2.5	10	10	7	0	91.6	\$115,044	\$13,000,000	\$13,000,000	\$0
04-142	CalHFA	The Crossings Apts.	San Diego	Family	0	35	10	10	5	5	10	0	0	0	10	5	0	90	\$132,336	\$14,160,000	\$14,160,000	\$0
04-134	HA of the City of Sacramento	Phoenix Park II Apts.	Sacramento	Family	0	35	10	0	5	5	10	5	10	5	0	1	0	86	\$130,389	\$23,470,000	\$23,470,000	\$0
04-127	ABAG	Hayward Senior Apts.	Alameda	Senior	0	25	10	0	5	0	0	15	7.5	5	10	7	0	84.5	\$95,333	\$14,300,000	\$14,300,000	\$0
04-121	ABAG	Tara Village Apts.	Orange	Family	0	30	0	6.4	5	0	0	15	10	10	0	7	0	83.4	\$76,471	\$13,000,000	\$13,000,000	\$0

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Appl. #	APPLICANT	PROJECT NAME	PROJECT CO.	MFH TYPE	AT-RISK PTS	AFFORD PTS	TERM PTS	RENT COMP PTS	GROSS RENT PTS	FAM UNIT PTS	LEVR'GE PTS	CRA PTS	SITE PTS	SERV PTS	NC PTS	BLDG METHD PTS	PNLTY PTS	TOTAL PTS EARNED	TIE-BRKR	REQUST'D AMOUNT	RECOM'D AMOUNT	2003 CARRY FRWD
04-101	CSCDA	Tuolumne Village Apts.	Fresno	Family	0	35	10	0	5	5	0	0	7.5	0	10	7	0	79.5	\$85,714	\$9,000,000	\$9,000,000	\$0
04-136	HA of the County of Sacramento	Rosswood Manor Apts.	Sacramento	Family	0	35	10	0	5	0	10	0	7.5	10	0	1	0	78.5	\$48,969	\$4,750,000	\$4,750,000	\$0
04-130	County of Contra Costa	Marina Heights Apts.	Contra Costa	Family	0	25	10	0	5	0	6.2	15	10	0	0	7	0	78.2	\$74,242	\$14,700,000	\$14,700,000	\$0
04-095	City of Hayward	Lord Tennyson Apts. - 2004 Round 2	Alameda	Family	0	35	10	0	5	0	4.2	0	10	10	0	1	0	75.2	\$50,843	\$2,000,000	\$2,000,000	\$0
04-103	CSCDA	Heritage Oaks Apts.	Yolo	Family	10	25	10	0	5	0	10	0	5	10	0	0	0	75	\$58,824	\$7,000,000	\$7,000,000	\$0
04-109	CSCDA	Lutheran Gardens Apts.	Los Angeles	Family	0	30	10	0	5	5	0	0	7.5	10	0	7	0	74.5	\$80,000	\$6,000,000	\$6,000,000	\$0
04-129	County of Contra Costa	The Courtyards at Cypress Grove	Contra Costa	Family	0	25	10	0	5	5	9.4	0	2.5	0	10	7	0	73.9	\$157,895	\$15,000,000	\$15,000,000	\$0
04-116	CSCDA	Story Road Family Apts.	Santa Clara	Family	0	34	10	0	5	0	10	0	7.5	0	0	7	0	73.5	\$62,641	\$2,443,000	\$2,443,000	\$0
04-139	CalHFA	Central Plaza Apts.	Santa Barbara	Family	0	30	10	0	5	0	10	0	7.5	10	0	1	0	73.5	\$65,000	\$7,215,000	\$7,215,000	\$0
04-135	HA of the County of Sacramento	Hastings Park Apts.	Sacramento	Family	0	26	10	0	5	0	10	0	10	10	0	0	0	71	\$84,615	\$16,500,000	\$16,500,000	\$0
04-106	CSCDA	Wyndover Apts.	Marin	Family	0	29	10	0	5	0	0	0	10	10	0	7	0	71	\$129,259	\$17,450,000	\$17,450,000	\$0
04-110	CSCDA	Casa Escondida Apts.	San Diego	Senior	0	25	10	0.9	5	0	0	10	10	10	0	0	0	70.9	\$76,220	\$25,000,000	\$25,000,000	\$0
04-113	CSCDA	Vista Del Monte Apts.	San Francisco	Family	0	35	10	3.9	5	5	0	0	10	0	0	2	0	70.9	\$197,115	\$20,500,000	\$20,500,000	\$0
04-115	CSCDA	Grande Garden Family Apts.	Solano	Family	0	31	10	0	5	0	10	0	7.5	0	0	7	0	70.5	\$49,137	\$2,506,000	\$2,506,000	\$0
04-152	CalHFA	College View Apts.	Yuba	Family	0	35	10	0	5	0	7.7	0	2.5	10	0	0	0	70.2	\$42,299	\$3,680,000	\$3,680,000	\$0
Total - QRRP General Pool:																				\$449,278,000	\$449,278,000	\$0
* Error made in scoring. Total points earned have been revised to reflect correction.																						
The following General Pool Application has been withdrawn by the Applicant:																						
04-132	HA of the City of Sacramento	Silverado Creek Family Apts.	Sacramento	Family	0	35	10	10	5	0	8.4	0	7.5	10	10	7	0	102.9	\$71,429	\$8,000,000	N/A	N/A